

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: November 10, 2016

Meeting #233

Project: Under Armour Campus Phase I

Phase: Schematic

Location: Port Covington

PRESENTATION:

Neil Jurgens, Vice President, Corporate Real Estate & Campus of Under Armour, opened the presentation of the Under Armour Campus Phase I Schematic design and introduced the project team. Frank Grauman, Principal with Bohlin Cywinski Jackson and chief architect and planner, outlined the Phase I development in context of the approved UA Campus Masterplan and Jon Kraft, Landscape Architect with KimleyHorn, described the existing site conditions. The proposed build-out would include office, high bay amenity and service spaces as well as 1,500-space parking garage.

Frank Grauman and Jeremy Jordan, Landscape Architect with Nelson Byrd Woltz presented the general layout and overall massing of the proposed plan. Key elements include an Arrival Court with vehicular drop-off, 10' Perestrian/Bike Lane, Visitor Parking, Service & Teammate vehicular access to Parking Garage, 3 On-street Parallel Parking spots on the north end of West Peninsula Drive, 8' wide Pedestrian Path leading to Ferry Bar Park and 2 Office Buildings on top of the High-Bay Plinth with articulated multi-level landscape.

Comments from the Panel:

The Panel expressed excitement about the continued development of the Under Armour Campus Design, indicated concern with some recurring design challenges and encouraged further study as follows:

- **Parking Garage Structure** – the panel questioned the potential impact that the 600+ft long Parking Garage structure would have on future development across West Peninsula Drive and the surrounding area. Acknowledging that the reduced height of the garage and potential façade articulation could have a remedial effect on the large mass, panel members recommended continued study of the garage structure that involves a significant gesture or massing break that provides visual porosity and more manageable proportions for the proposed urban wall.
- **West Peninsula Drive** – panel members found the Parking Garage to be too close to the public right of way and suggested that West Peninsula Drive be reconsidered to include greater buffer from the parking structure or that the building be pushed East to decompress the street. Potential additional street parking along the west side of West Peninsula Drive was encouraged in favor of a more robust urban street section consistent with future Port Covington plans and in effort to better integrate the UA Campus in the urban context.
- **Ferry Bar Park Access** – the panel encouraged that on-street parking and waterfront recreation opportunities be provided as close as possible to Ferry Bar Park due to limited vehicular access and that overall pedestrian experience not be compromised by campus access security installations.

Panel Action:

Recommended continued Schematic Design development with comments above.

Attending:

Neil Jurgens, Scott Gassen, Brian Miller – UA
Frank Grauman, Michael Maiese, Robert Aumer – Bohlin Cywinski Jackson
Claudia Freeland Jolin – Downtown Partnership of Baltimore
Brian C Dewitt – WT
Jeremy Jordan, Evan Grimm – Nelson Byrd Woltz
Caroline Paff, Michael Pokorny– Sagamore Development Corp.
Jon Kraft – KimleyHorn
Jeremy Jordan - Nelson Byrd Woltz
Ira Kowler, Pat Terranova – BDC
Harry Hammel, Rick Abbruzzese – Sandy Hillman Communication
Nick Leffner, Jon Kraft – Kimpley Horn
Ed Gunts – AN
Kate Amara, Mac Finney – WBAL TV

Messrs. Bowden, Haresign, Burns and Ms. Ilieva* - UDARP Panel

Tom Stosur, Anthony Cataldo, Christina Hartsfield, Tamara Woods, Jaleesa Tate, Brent Blickinger –
Planning Department